

**Planning & Advisory Committee**  
**Wednesday, May 9, 2007**  
**7:00 p.m.**  
**Port of Olympia - Large Conference Room**

**Present:** Kevin Partlow, Jim Smego, Patti Moore, Darlene Kemery, Rod Edgbert, Darrel Webster, Commissioner Paul Telford, George Smith with Shea Carr & Jewell, Jeff Lincoln Engineering Director, Andrea Fontenot Sr. Manager of Planning, Rudy Rudolph Airport Director, Sally Alhadeff Property Development Manager, Jennie Foglia-Jones, Special Projects Coordinator and Jim Goche, Consultant.

**Call to Order:** Kevin called the meeting to order at 7:00 p.m.

**Approval of Minutes:** The PAC approved the April 25<sup>th</sup> minutes.

**Traffic Study Report:** Sally gave background on the traffic study project. With the planning of the East Bay Redevelopment project, a traffic impact study was needed. Sally stated all the possibilities that were explored during the process when in fact the current route, is the best route possible.

The group discussed the possible roundabout option. George Smith showed diagrams of the slip ramp option and how the roundabout would function with the oversized trucks from the terminal. George went into detail about the other route options that were explored during the process. He also discussed how the impact study looked at the traffic scenario in 2010 with the expected growth rate.

Several items were captured for the parking lot for potential additional discussion

**Budd Inlet Land Use Plan Discussion:** Jeff showed the conceptual of the projected NorthPoint development. This project would include a small boutique hotel, an office building, and a fuel dock for pleasure boats. KGY would be relocated and the tower would be placed on the capped Cascade Pole site. He also showed the conceptual for future marina upland development.

Darlene asked why KGY was being moved. Jeff discussed that the lease is almost up and the Port wants to put the land to its best use. Darlene stated that the Port would get very bad press for this decision. She asked that the Port reconsider the decision to move KGY.

Keith discussed his disappointment in the NorthPoint development and the missed opportunity for making a "Port of Call".

Kevin read Drew's comments that he emailed since he could not be present at the meeting.

Several items were captured for the parking lot for potential additional discussion

**Airport Land Use Plan Discussion:** Rudy gave background on the airport. Olympia is a general aviation airport, but in 1996 the FAA projected by 2008 or 2009 that the airport would be a commercial airport. If the FAA were to release a projection today, Olympia Airport would be listed as a general aviation airport. Rudy explained the difference between general aviation and commercial service airports is when an airport gets a certain number of passenger enplanements per year. FAA is required to give a certain amount of funding per year to commercial airports. The FAA also considers Olympia Airport as an important piece of the integrated national airspace system called the National Program of Integrated Airports System (NPIAS).

Rudy discussed the airport master plan that was last done in 1996. He passed out the graphic of the depiction of the Airport Layout Plan, which was last updated in 2003. Darrel asked if the Master Plan had revenue projections included. Rudy explained that it does not include any revenue information.

Darlene asked what it would take to get another commercial airline back to Olympia. Rudy stated that it is a very complex process. The Port has continued to work with a consultant that has kept contact

with the airlines that have aircraft that are able to operate in Olympia. Rudy stated that after the construction project (line of sight) is completed (projected 2008) he hopes that another commercial airline will come to Olympia.

Rudy discussed the problems with Big Sky Airlines, what the challenges were and why they left the Olympia Regional Airport.

Jim Goche asked if there were any items that the PAC could discuss and decide on that have not already been decided by the FAA. Rudy said he couldn't think of anything at this time. He did specify that the New Market Industrial Campus does reside on airport land and would be the place that could use some updating in the Comprehensive Plan.

**Parking Lot & Other Business:** Jim Goche is keeping a list of "parking lot" items that will be emailed to the PAC.

**Follow-up Items:**

- Jeff to check on the use of the capped Cascade Pole site. Commissioner Telford believes this to be previously scoped for dry boat storage. Jeff to report back to the PAC and Commissioner Telford.
- Darrel suggested the fuel tank locations be explored for the projected fuel dock at the NorthPoint redevelopment.
- Clarification at next meeting on uses of the filled land by Corp of Engineers.

**Next Agenda:** New Market Industrial Campus Land Use, South Sound Logistics Center, East Bay Land Use Plan & PAC discussion.

**Next Meeting:** The next scheduled meeting will take place on Wednesday, May 16, 2007 at 7:00 pm in the large conference room.

**Adjourned:** Kevin adjourned the meeting at 8:51p.m.